

3.106 Landscaping

The purpose of this Section is to identify the requirements for site landscaping and street trees. Landscaping enhances the beauty of the City, provides shade and temperature moderation, mitigates some forms of air and water pollution, reduces erosion, promotes stormwater infiltration, and reduces peak storm flows.

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- 3.106.04 Plant Unit Value
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3.106.01 Applicability

The provisions of this section shall apply:

- A. To the site area for all new or expanded non-residential development, parking and storage areas for equipment, materials and vehicles.
- B. Single-family and duplex dwellings need comply only with the street tree and significant tree provisions of this Section.

3.106.02 General Requirements

- A. Building plans for all uses subject to landscaping requirements shall be accompanied by landscaping and irrigation plans.
- B. All required landscaped areas shall be irrigated unless it is documented that the proposed landscaping does not require irrigation.
- C. All shrubs and ground cover shall be of a size upon installation so as to attain 80% of ground coverage within 3 years.
- D. Installation of plant materials and irrigation specified in an approved landscaping plan shall occur at the time of development and shall be a condition of final occupancy. Should site conditions make installation impractical, an acceptable performance guarantee may be approved, subject the requirements of this Ordinance (Section 4.102.08).
- E. The property owner shall be responsible for maintaining all landscaping, fences, and walls in good condition, so as to present a healthy and orderly appearance. Unhealthy and dead plants shall be removed and replaced, in conformance with the original landscape plan.
- F. The required number of plant units shall be met by a combination of plant materials listed in this Ordinance (Table 3.106B).

- G. Required plant units need not be allocated uniformly throughout specified landscaping areas, but may be grouped for visual effect.
- H. Landscaped areas that are not covered by plant materials shall be covered by a layer of bark mulch or decorative rock, a minimum of two inches in depth.
- I. A 6-inch high concrete curb shall be provided between landscaped areas and parking and circulation areas.
- J. Plant materials shall be appropriate to the climate and environment of Woodburn. Inclusion of plants identified in “Suggested Plant Lists for Required Landscaping”, published by the Portland Bureau of Development Services, can be used to meet this standard. A landscape architect, certified arborist or nursery person may also attest to plant appropriateness.
- K. Prohibited trees identified by this ordinance (Table 3.106D) do not count towards required landscaping.

3.106.03 Landscaping Standards

A. Streetscape

1. Street Trees

Within the public street right-of-way abutting a development, street trees shall be planted to City standards, prior to final occupancy.

- a. One tree per every entire 50 feet of street frontage shall be planted within the right-of-way, subject to vision clearance area standards and placement of public utilities.
- b. Street trees shall be planted according to the property’s zoning, and the abutting street’s classification in the Transportation System Plan:
 - (1) Large trees shall be planted along Major and Minor Arterial streets. Large trees shall also be planted along all streets in the Neighborhood Conservation Overlay District (NCOD), regardless of street classification;
 - (2) Medium trees shall be planted along Service Collector and Access/Commercial Streets;
 - (3) Small trees shall be planted along all other streets.
- c. The Director may modify this requirement, based on physical constraints and existing conditions, including the location of driveways and utilities. Such modification may include relocating the street trees to abutting private property.

2. Site landscaping shall comply with Table 3.106A.

Planting Requirements Table 3.106A		
Location	Planting Density, Minimum	Area to be Landscaped, Minimum
Setbacks abutting a street	1 PU/15 square feet	Entire setback excluding driveways
Buffer yards	1 PU/20 square feet	Entire yard excluding off-street

Planting Requirements Table 3.106A		
Location	Planting Density, Minimum	Area to be Landscaped, Minimum
		parking and loading areas abutting a wall
Other yards	1 PU/50 square feet	Entire yard, excluding areas subject to more intensive landscaping requirements and off-street parking and loading areas
Off-street parking and loading areas	<ul style="list-style-type: none"> • 1 small tree per 10 parking spaces; or ¹ • 1 medium tree per 15 parking spaces; or ¹ • 1 large tree per 25 parking spaces ¹ and <ul style="list-style-type: none"> • 1 PU/20 square feet excluding required trees ² 	<ul style="list-style-type: none"> • RS, R1S, RSN, RM, RMN, P/SP, CO, CG and MUV zones: 20% of the paved surface area for off-street parking, loading and circulation • DDC, NNC, IP, IL, and SWIR zones: 10% of the paved surface area for off-street parking, loading and circulation • Landscaping shall be within or immediately adjacent to paved areas
Common areas, except those approved as natural common areas in a PUD	3 PU/50 square feet	Entire common area
1. Trees shall be located within off-street parking facilities, in proportion to the distribution of the parking spaces. 2. Required landscaping within a setback abutting a street or an interior lot line that is within 20 feet of parking, loading and circulation facilities may also be counted in calculating landscaping for off-street parking, loading and circulation areas.		

3.106.04 Plant Unit Value

Plant Unit (PU) Value Table 3.106B		
Material	Plant Unit (PU) Value	Minimum Size
1. Significant tree ¹	15 PU each	24" Caliper
2. Large tree (60-120 feet high at maturity ¹	10 PU each	10' Height or 2" Caliper
3. Medium tree (40-60 feet high at	8 PU each	10' Height or 2" Caliper

Plant Unit (PU) Value Table 3.106B		
Material	Plant Unit (PU) Value	Minimum Size
maturity ¹		
4. Small tree (18-40 feet high at maturity) ₁	4 PU each	10' Height or 2" Caliper
5. Large shrub (at maturity over 4' wide x 4' high) ¹	2 PU each	3 gallon or balled
6. Small to medium shrub (at maturity maximum 4' wide x 4' high) ¹	1 PU each	1 gallon
7. Lawn or other living ground cover ¹	1 PU / 50 square feet	
8. Berm ²	1 PU / 20 lineal feet	Minimum 2 feet high
9. Ornamental fence ²	1 PU / 20 lineal feet	2½ - 4 feet high
10. Boulder ²	1 PU each	Minimum 2 feet high
11. Sundial, obelisk, gnomon, or gazing ball ²	2 PU each	Minimum 3 feet high
12. Fountain ²	3 PU each	Minimum 3 feet high
13. Bench or chair ²	0.5 PU / lineal foot	
14. Raised planting bed constructed of brick, stone or similar material except CMU ²	0.5 PU / lineal foot of greatest dimension	Minimum 1 foot high, minimum 1 foot wide in least interior dimension
15. Water feature incorporating stormwater detention ²	2 per 50 square feet	None
1. Existing vegetation that is retained has the same plant unit value as planted vegetation. 2. No more than twenty percent (20%) of the required plant units may be satisfied by items in lines 8 through 15.		

Prohibited Trees Table 3.106C		
Common Name	Scientific Name	Negative Attributes
Almira Norway Maple	Acer platanoides "Almira"	Sidewalk damage
Box Elder	Acer negundo	Weak wood, sidewalk damage
Catalpas	Catalpa Species	Significant litter (hard fruit 12" or more as elongated pod)

Prohibited Trees Table 3.106C		
Common Name	Scientific Name	Negative Attributes
Desert, or Velvet, Ash	Fraxinus velutina	Susceptible to bores, crotch breakage, significant litter
Douglas Fir	Pseudotsuga menziesii	Not as street tree
Elms	Ulmus Species	Susceptible to Dutch Elm disease
European Ash	Fraxinus excelsior	Disease susceptible, significant litter
Fruit bearing trees		Not appropriate due to fruit
Ginko, or Maidenhair, Tree	Ginko biloba	Disgusting odor from squashed fruit when female near male
Green Ash	Fraxinus pennsylvanica	Susceptible to insects and disease, crotch breakage, significant litter
Hackberry or Sugarberry	Celtis Species	Significant litter (fleshy fruit)
Hickory, Pecan	Carya Species	Significant litter (hard fruit)
Holly	Ilex Species	Sight obstruction (evergreen, low foliage)
Horse Chestnut	Aesculus hippocastanum	Significant litter (inedible nut)
Lavalle Hawthorne	Crategus lavellei	Hazardous (thorns on trunk and branches)
Lilac	Syringa Species	Sight obstruction (low foliage), pollen allergies
Oak	Quercus Species	Significant litter (hard fruit)
Pines	Pinus Species	Sight obstruction (evergreen, low foliage)
Poplar, Cottonwood	Populus Species	Brittle, significant litter
Profusion Crab Apple	Malus “Sargent”	Significant litter (fleshy fruit)
Silver Maple	Acer saccharinum	Sidewalk damage, root invasion into pipes
Spruces	Picea Species	Sight obstruction (evergreen, low foliage)
Sweetgum	Liquidambar styruciflua	Significant litter (hard fruit)
Thundercloud Plum	Prunus “Thundercloud”	Significant litter (fleshy fruit)
Tree of Heaven	Ailanthus altissima	Sidewalk damage
Walnuts	Juglans Species	Significant litter (hard fruit)
Willow	Salix Species	Root invasion into pipes
Winter Crab Apple	Malus “Winter Gold”	Significant litter (fleshy fruit)



3.106.05 Screening

A. Screening between zones and uses shall comply with Table 3.106D.

Screening Requirements Table 3.106D												
N = No screening required F = Sight-obscuring fence required W = Architectural wall required D = Architectural wall, fence, or hedge may be required in the Design Review process												
Adjacent properties – zone or use that receives the benefit of screening →		RS, R1S, or RSN zone	RM or RMN zone	DDC or NNC zone	CO zone	CG or MUV zone	IP, IL, or SWIR zone	P/SP zone	Single-family dwelling, duplex, child care facility, or group home ⁷	Multiple-family dwelling, child care facility, group home or nursing home ^{5, 8}	Nonresidential use in a residential zone	Manufactured dwelling park
Property being Developed – in these zones and development must provide screening if no comparable screening exists on abutting protected property												
RS, R1S, or RSN zone		N	N	N	N	N	N	N	N	N	N	N
RM or RMN zone		W ²	D	W ²	D	W ²	W ²	D	W ²	D	N	W ²
DDC or NNC zone		N	N	N	N	N	N	N	N	N	N	N
Nonresidential use in CO zone		W ²	W ²	W ²	N	W ²	W ²	N	W ²	D	N	W ²
CG or MUV zone		W ²	W ²	D	D	D	D	D	W ²	W ²	D	W ²
Outdoor storage in CG or MUV zone		W ^{1, 3}	W ^{1, 3}	W ^{1, 3}	W ^{1, 3}	W ^{1, 3}	W ^{1, 3}	W ^{1, 3}	W ^{1, 3}	W ^{1, 3}	W ^{1, 3}	W ^{1, 3}
IP, IL, or SWIR zone		W ³	W ³	D	W ³	D	D	D	W ³	W ³	W ³	W ³
P/SP zone	Permitted use	D	D	N	N	N	N	N	D	D	N	D
	Conditional use	D	D	D	D	D	D	D	D	D	D	D
Single-family dwelling, duplex, child care facility, or group home		N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷
Multiple-family dwelling, child care facility, group home or nursing home		W ^{2, 5, 8}	D	W ^{2, 5, 8}	D	W ^{2, 5, 8}	W ^{2, 5, 8}	W ^{2, 5, 8}	W ^{2, 5, 8}	D	D	W ^{2, 5, 8}
Nonresidential use in a residential zone		W ²	W ²	D	D	D	D	D	W ²	W ²	D	W ²
Manufactured dwelling park		W ²	W ²	W ²	W ²	W ²	W ²	W ²	W ²	W ²	W ²	D
Boat, recreational, and vehicle storage pad, if within 10 feet of a property line		F ²	F ²	F ²	F ²	F ²	N	F ²	F ²	F ²	F ²	F ²

**Screening Requirements
Table 3.106D**

N = No screening required F = Sight-obscuring fence required W = Architectural wall required
D = Architectural wall, fence, or hedge may be required in the Design Review process

Adjacent properties – zone or use that receives the benefit of screening 	RS, R1S, or RSN zone	RM or RMN zone	DDC or NNC zone	CO zone	CG or MUV zone	IP, IL, or SWIR zone	P/SP zone	Single-family dwelling, duplex, child care facility, or group home ⁷	Multiple-family dwelling, child care facility, group home or nursing home ^{5,8}	Nonresidential use in a residential zone	Manufactured dwelling park
Property being Developed – in these zones and development must provide screening if no comparable screening exists on abutting protected property 											
Common boat, recreational, and vehicle storage area	W ^{2,4}	W ^{2,4}	W ^{2,4}	W ^{2,4}	W ^{2,4}	D	W ^{2,4}	W ^{2,4}	W ^{2,4}	W ^{2,4}	W ^{2,4}
Refuse and recycling collection facilities except for single-family dwelling, duplex, child care facility, or group home	W ^{2,6,7}	W ^{2,6,7}	W ^{2,6,7}	W ^{2,6,7}	W ^{2,6,7}	W ^{2,6,7}	W ^{2,6,7}	W ^{2,6,7}	W ^{26,7}	W ^{2,6,7}	W ^{2,6,7}

- Screening is only required from the view of abutting streets, parking lots, and residentially zoned property. Storage shall not exceed the height of the screening.
- Six to seven feet in height
- Six to nine feet in height
- Abutting streets must also be screened.
- Screening is required abutting multiple-family dwellings, commercial or industrial uses only.
- In industrial zones, screening is required only where the refuse collection facility is in a yard abutting a public street, parking lot, or residentially zoned property.
- Child care facility for 12 or fewer children, group home for five or fewer persons.
- Child care facility for 13 or more children, group home for six or more persons.

General notes:

- Screening is subject to height limitations for Vision Clearance Areas (Section 3.103) and adjacent to streets (Section 2.201.03.B).
- No screening is required where a building wall abuts a property line.
- Where a wall is required and is located more than two feet from the property line, the yard areas on the exterior of the wall shall be landscaped to a density of one plant unit per 20 square feet

- B. All parking areas, except those for single-family and duplex dwellings, abutting a street shall provide a 42-inch vertical visual screen from the abutting street grade. Acceptable design techniques to provide the screening include plant materials, berms, architectural walls, and depressed grade for the parking area. All screening shall comply with the clear vision

standards of this ordinance (Section 3.103.06).

3.106.06 Architectural Walls

A. Applicability

This section shall apply to required architectural walls in all zoning districts.

B. Design Standards and Guidelines

1. An architectural wall shall meet the texture, color, and articulation requirements on the face away from the proposed development.
2. An architectural wall should meet the texture, color, and articulation requirements on the face toward the proposed development.
3. An architectural wall shall have a minimum three inch horizontal articulation of at least one linear foot of the wall of intervals not more than 40 feet; and
4. An architectural wall shall have a minimum six inch vertical articulation of at least one linear foot of the wall of intervals not more than 40 feet.
5. An architectural wall shall incorporate at least two colors.
6. An architectural wall shall have an earth tone coloration other than grey on at least eighty percent (80%) of the surface.
7. An architectural wall shall be architecturally treated with scoring, texture, or pattern on at least eighty percent (80%) of the surface.

C. Retaining walls

Retaining walls should/shall meet the texture and color requirements of architectural walls in or abutting residential districts, where the texture and color requirements apply to the visible face of the retaining wall.

3.106.07 Significant Trees on Private Property

- A. The purpose of this Section is to establish processes and standards which will minimize cutting or destruction of significant trees within the City. Significant trees enhance neighborhoods by creating a sense of character and permanence. In general, significant trees on private property shall be retained, unless determined to be hazardous to life or property.
- B. The provisions of this Section apply to the removal of any significant tree and the replacement requirements for significant tree removal.
- C. A Significant Tree Removal Permit shall be reviewed as a Type I application to authorize the removal of a significant tree, subject to the following:
 1. Approval of Significant Tree Removal Permits shall be held in abeyance between November 1 and May 1, to allow inspection of the deciduous trees when fully leafed.
 2. For the removal of a diseased or dangerous tree, a report from a certified arborist or an arborist approved by the City shall be submitted, certifying that the tree is dead or

dying, structurally unsound, or hazardous to life or property.

3. If the Director is uncertain whether the arborist's opinion is valid, the Director may require a second arborist's opinion, and may require that the second opinion be done at a time when trees would be fully leafed.
 4. A dangerous tree may be removed prior to obtaining a permit in an emergency, and the owner shall apply within three days for the removal permit, pursuant to this Section.
- D. The issuance of a significant tree removal permit requires the property owner to replace each tree removed with one replacement tree. Each replacement tree shall be at least two inches in caliper. Each replacement tree shall be of a species not prohibited by this section. The replacement tree shall be of the same size range at maturity as the significant tree replaced.
- E. A tree required by the development standards of this ordinance (Section 3.1) or as a condition of permit or land use approval shall qualify as a replacement tree. In the Neighborhood Conservation Overlay District (NCOD), the replacement tree shall be planted on the same property as the significant tree replaced. In other zones, the property owner shall choose the method of replacement. Replacement shall be accomplished by:
1. Planting one tree on the subject property;
 2. Planting one tree at a location determined by the Woodburn Community Services Department; or
 3. Paying a fee-in-lieu to the Woodburn Community Services Department for the planting of one tree at a future time by the City.
- F. The property owner shall pay a mitigation fee for each required replacement tree that is not planted pursuant to this Section. The applicant shall pay the mitigation fee into the City's tree fund. The amount of the mitigation fee shall be established by the City Council in the Master Fee Schedule, based on the average value of a two inch caliper tree available from local nurseries, plus planting costs.